

DANVILLE HOTEL SITE REDEVELOPMENT PLAN SUMMARY

November 2010 Submittal Summary (REV 3/15/11)

Site Summary

Assessor Parcel Numbers:	208-023-03; -04; -08; -09; & -24
Site Addresses:	411 Hartz Ave., 111 & 165 East Prospect Ave.
General Plan & Zoning:	Downtown Master Plan/DBD - Area 11 Special Concern Area
Site Area:	48,992 square feet (1.124 acres)
Existing Project Area/FAR:	18,597 square feet/38.0% FAR
Existing Coverage:	16,509 square feet/33.7%
Existing Onsite Parking:	33 spaces [77.0 space dependency on municipal parking facilities]
Proposed Project Area/FAR:	44,097 square feet/90.0% FAR (without at-grade parking structure)
	53,550 square feet/109.3% FAR with 9,453 sf at-grade parking structure
Proposed Coverage:	21,105 square feet/43.1% (without at-grade parking structure)
	30,558 square feet/62.4% (with 9,453 sf at-grade parking structure)
Proposed Onsite Parking:	34 spaces [95.2 space dependency on municipal parking facilities]
Proposed Maximum Story Height:	Two stories
Proposed Maximum Bldg. Height:	38'-0" maximum for main buildings - with 42'-6" and 44'-0" for elevator towers

Historical Building Square Footage (Required Parking & Parking Standard)

Retail	8,210 square feet (32.8 spaces @ 1 sp : 250 sf)
Restaurant	6,842 square feet (77.1 spaces @ 1 sp : 88.7 sf)
Office	2,088 square feet (9.3 spaces @ 1 sp : 225 sf)
Personal Service	450 square feet (10.0 spaces @ 2 sp : work station)
Common	1,007 square feet (no parking requirement assessed)
Total Area	18,597 square feet (129.2 spaces)

[Dependency on Municipal Parking = 77.0 spaces (after 80% shared parking multiplier on 96.2 space demand met by offsite parking)]

Historical Building Square Footage to Be Retained (Required Parking & Parking Standard)

Retail	1,710 square feet (6.8 spaces @ 1 sp : 250 sf)
Restaurant	1,200 square feet (17.3 spaces @ 1 sp:3 seats plus 1.3 sp for ext. seats)
Office	1,300 square feet (5.8 spaces @ 1 sp : 225 sf)
Total Retained	4,210 square feet (29.9 spaces)

Existing Square Footage to Be Removed = 14,387 square feet

New Building Square Footage (Required Parking & Parking Standard)

Retail	9,515 square feet (38.1 spaces @ 1 sp : 250 sf)
Restaurant	5,700 square feet (57.0 spaces @ 1 sp : 100 sf plus 0.0 for ext. seats)
Office	No additional office area being added
Common-Conditioned	2,231 sf (no pkg reqt assessed – does counts towards FAR calculation)
Mechanical-Unconditioned	1,065 sf (no pkg reqt assessed – does counts towards FAR calculation)
Stairwells & Elevator	2,261 sf (no pkg reqt assessed – does counts towards FAR calculation)
At-grade parking structure	9,453 sf (no pkg reqt assessed – does counts towards FAR calculation)
Residential	19,370 square feet (16 units/1,211 sf ave.)(28.00 spaces after 5.75 space variance)
Total New Area	49,595 square feet (122.7 spaces)

Resultant Project Square Footage – Retained and New (Required Parking & Parking Standard)

Retail	11,225 square feet (44.9 spaces @ 1sp:250 sf)
Restaurant	6,900 square feet (74.3 spaces @ 1sp:92.9 sf)
Office	1,300 square feet (5.8 spaces @ 1 sp : 225 sf)
Common	5,557 square feet (no parking requirement assessed)
At-grade parking structure	9,453 sf (no pkg reqt assessed – does counts towards FAR calculation)
Residential	19,370 square feet (28.0 spaces @ 1.75sp:unit)
Total Area	53,805 square feet (153.0 spaces after 5.75 space numerical variance for residential use)

[Dependency on Municipal Parking = 95.2 spaces (after 80% shared parking multiplier on 119 space demand and numerical variance)]

Proposed Parking

At-grade onsite parking	6 spaces
At-grade structure onsite parking	28 spaces
Subtotal	34 spaces
Public curbside parking	25 spaces (does not count towards parking requirement)
Municipal lot parking	95.2 spaces (after 80% shared parking multiplier on 119 space demand and numerical variance)

Exhibit W

DANVILLE HOTEL REDEVELOPMENT PROJECT – NARRATIVE OVERVIEW (REV 3/15/11)

Highlighting the Property's Site Characteristics, the site is:

1 and 1/8th acres in size; is located on the north side of Short Street – a previously abandoned public street; is located in the center of Downtown Core; has 700-plus feet of aggregate street frontage in its Hartz Avenue, Prospect Avenue, and Railroad Avenue frontages; is roughly centered in the run of lots along Hartz Avenue typified by 50-foot frontage and 100-foot depth lots, is one of three Area 11 - Special Opportunity Site properties identified by the DBD; Downtown Business District (along with the BevMo and Faz properties); shares a boundary with two of Danville's municipal parking lots (i.e., the Clocktower Lot to the north and Railroad Avenue Lot to the west); and is within reasonable walking distance from the Front Street and Village Theater Municipal Lots.

Highlighting Current Development Characteristics, the site is:

Occupied by the 18,600+/- square foot mixed use/partially vacant Danville Hotel development; current site development equates to 38% floor area ratio (or FAR) and 34% site coverage; the current development is served by 33 onsite parking spaces which covers 26% of the current aggregate parking need; if fully occupied, the current development would create a 77 parking space "load" on municipal parking facilities (after accounting for the 80% shared parking multiplier upon the 96 space project parking demand handled by municipal parking facilities); and the current development is one-story in design except for office uses located on the second floor of the Danville Hotel building.

Highlights of the DBD Area 11 - Special Opportunity Site include:

Generally calls for retail or restaurant uses as ground floor uses; allows residential uses as non-ground floor use; allows the full range of office uses, service commercial, and personal service uses as non-ground floor uses; provides for a 37 foot height limit (compared to a 35 foot height limit that is generally applicable to the rest of the DBD); provides for up to 80% FAR where a 50/50 dependency on onsite and offsite parking is observed; and accommodates FARs above 80% where enhanced onsite parking is provided to cover the additional development area.

Summary of Proposed Project is as follows:

Redevelops a majority of the site (14,400+/- square feet of existing uses removed and 4,200+/- square feet of existing uses retained); would accommodate designation of the Danville Hotel and the McCauley House - the two structures proposed for retention - as Heritage Resources under the Town's Heritage Resource Ordinance; would take the project FAR up to approximately 90%; would provide for approximately 9,500 square feet of new retail space, 5,700 square feet of new restaurant space, and 16 residential units averaging 1,200 square feet in size (with option up to 18 units with an average size of 1,100 square feet); would provide 34 onsite parking spaces - 28 of which would be reserved parking in a at-grade parking structure; would increase project parking demand by just under 32 spaces (153 space demand replacing the current 129 space demand); would increase project dependency on municipal parking by just 18 spaces (95 space "load" versus the current 77 space load); and would see all new construction built as two-story uses with select areas at 38 foot height and the two elevator towers at a 44 foot height.